

GENERAL NOTES

- Contractor shall provide all materials and labor to complete scope of work as indicated in documents.
- All work shall be executed in accordance with all federal, state and local regulations, and shall comply with prevailing accessibility requirements. Contractor shall notify owner's representative of any portion of documents which conflict with regulations prior to construction.
- Contractor is responsible for securing all required permits, approvals and inspections related to scope of work.
- Reference to "owner's representative" are made in these documents, and refers to the project owner or designated representative, in addition to the owner's representative the contractor shall contact the landscape architect for design clarifications or additional information related to scope of work.
- Notify owner's representative 48 hours in advance of commencing work to coordinate project inspection schedule.
- Drawings are based on survey data and design drawings provided by others. It is the contractors responsibility to verify existing conditions and shall notify owner's representative of any discrepancies between documents and actual site conditions prior to construction. Failure to make such conflicts known to the owner's representative will result in the contractor's liability to relocate materials as directed.
- Do not proceed with any portion of work as indicated in documents if obstructions, discrepancies or unknown conditions are encountered. Notify the owner's representative immediately for direction on how to proceed.
- Contractor shall coordinate all work with other disciplines.
- Limits of work indicated on drawings, if any, are general in nature and are intended to define the general vicinity in with the scope of work exists. Actual limits of work shall include all areas necessary to complete scope of design intent.
- Unless otherwise noted, all existing trees shall be protected. Do not park, drive, operate machinery or store materials within the dripline of existing trees.
- The contractor shall locate and verify all existing utility lines prior to planting or construction and shall report any conflicts to the owner's representative. Verify with owner pipe line locations prior to digging. Contractor shall exercise caution when working in the vicinity of underground utilities.
- Contractor shall provide bid proposal listing unit prices for all material provided.
- Quantities shown on the plan are for the contractor's convenience only and are not guaranteed to be accurate. In the event of a discrepancy between quantities shown on the plan and quantities shown on the list, the quantities shown on the plan shall apply.

SOIL PREPARATION NOTES

- Contractor to perform a soil test prior to beginning any landscape work and shall provide the project Landscape Architect with the results to determine if any amendments in addition to the ones set forth in this plan set are required. Appropriate soil preparation is to be determined on a site by site basis, and the Landscape Architect has the right to amend the soil preparation requirements pending soil test results.
- The contractor shall establish a soil management plan/operation throughout the construction process. All topsoil may become sterile and non-fertile over time. The contractor shall amend and supplement the stockpiled topsoil as necessary to yield a fertile topsoil supply. The contractor's bid shall include all necessary topsoil (import may be required) as required to backfill all disturbed areas. The lack of available on-site topsoil will not be grounds for a change order or additional pay.
- On-site excess excavations and utility spoils that are free of rocks larger than 1", trash, debris, roots or other deleterious matter may be used as general earth fill, but shall not be used as topsoil. General earth fill may be used to bring all disturbed areas to six inches (6") below grade.
- All turf areas shall be undercut six inches (6") below grade and scarified. Six inches (6") of topsoil shall be used to bring all disturbed areas to finish grade. All topsoil shall be fertile (based on the results of a soil test provided to the Landscape Architect) and shall not contain rocks larger than 1", trash, debris, root or other deleterious matter.
- All landscape beds shall be undercut six inches (6") below finish grade. Three inches (3") of organic compost shall be added to the landscape bed and tilled an additional four to six inches (4-6"). After plant material and weed barrier fabric is installed per the provided specifications and details, four inches (4") of mulch shall be applied to the landscape bed.

GENERAL LAWN NOTES

- Contractor shall coordinate operations and availability of existing topsoil with on-site construction manager.
- Contractor shall leave lawn areas 1" below final finished grade.
- Contractors shall fine grade areas to achieve final contours as indicated on the civil plans. Provide uniform rounding at the top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
- All lawn areas shall be fine graded, irrigation trenches completely settled and finish grade approved by the owner's construction manager or landscape architect prior to lawn installation.
- Contractor shall remove all rocks 3/4" diameter and larger, dirt clods, sticks, concrete spoils, etc. prior to placing topsoil and lawn installation.
- Contractor shall maintain all lawn areas until final acceptance. This shall include: mowing, watering, weeding, cultivating, cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
- Contractor shall guarantee establishment of acceptable turf area and shall provide replacement from local supply if necessary.

SOLID SOD NOTES

- Plant sod by hand to cover indicated areas completely. Ensure edges of sod are touching. Top dress joints by hand with topsoil to fill voids.
- Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.
- Water sod thoroughly as sod operation progresses.
- If installation occurs between September 1 and March 1, all sod areas to be over-seeded with winter ryegrass, at a rate of four (4) pounds per one thousand (1000) square feet.
- Sod shall be clean and reasonably free of weeds and noxious pest and insects.

LANDSCAPE NOTES

- All non-dimensional plants symbols, edging and bed lines are diagrammatic and shall be scaled from drawings.
- Stake the location of all proposed trees for approval by the owner's representative prior to commencement of planting. The owner's representative reserves the right to make minor adjustments to locations prior to planting.
- Paint or string all edging and bed line locations on finish grade for approval by the owner's representative prior to installation. The owner's representative reserves the right to make minor adjustments to locations prior to planting.
- Refer to details and specifications for plant pit dimensions and backfill requirements.
- All plant material shall be maintained in a healthy growing condition as is appropriate for the season of the year. Plant material that is damaged, destroyed, or removed shall be replaced with plant material of similar size and variety within 30 days. Unless otherwise approved in writing by the owner or owner's representative.
- All new plant material shall conform to the minimum guidelines established for nursery stock published by the American association of nurseryman, Inc. in addition, all new plant material for the project shall be of specimen quality.
- All new plants shall be container- grown, unless otherwise noted on the plant list.
- The general contractor shall supply all new plant material in quantities sufficient to complete the plantings shown on the drawings.
- No trees shall be planted before acceptance of rough grading. Tree shall bear same relationship to finish grade as they bore to previous grade.
- Contractor shall fine grade areas to achieve final contours as indicated. Planting bed areas to be excavated or left below final finished grade to accommodate for soil amendment / mulch.
- All planting beds to be tilled to depth of 6" and, backfilled with 4" of organic mulch.
- All planted areas to be mulched as specified in plan / details.
- All landscaped areas are to be maintained in accordance with city regulations.
- All plant varieties must come from a same source supplier in order to maintain a consistent appearance.
- All container grown material must be of nursery stock conditions, with a well-established root system reaching the sides of the container, to maintain a firm ball when the container is removed, but shall not have excessive root growth encircling the inside of the container.
- All shrub planting beds and lawn areas to be separated by steel edging unless otherwise noted. No steel to be installed adjacent to sidewalks, curbs or fences.
- All required landscape areas shall be provided with an automatic underground irrigation system with rain and freeze sensors and evapotranspiration (et) weather-based controllers and said irrigation system shall be designed by a licensed irrigator.

IRRIGATION NOTES

- All areas containing turf, ground cover, shrubs, trees, or other planted material shall be irrigated with a permanent below-ground, automatic irrigation system, designed by a licensed irrigator.
- All irrigation systems shall be installed with rain and frost sensors, and shall meet all applicable state and local regulations.
- All areas other than turf shall be irrigated using Netafim™ or approved equal subterranean drip.

MAINTENANCE NOTES

- The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping and irrigation. All required landscaping shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding, and other such activities common to the maintenance of landscaping. Landscaped areas shall be kept free of trash, litter, weeds, and other such material or plants not a part of the landscaping. All plant materials shall be maintained in a healthy and growing condition as is appropriate for the season of the year. All irrigation heads or lines which are broken shall be replaced or repaired to prevent the waste of water.
- The owner shall be responsible for replacing all plant material, which shows dead branching over 75 percent or more of the normal branching pattern and repair of irrigation systems. Plant materials, which die, shall be replaced with plant material of similar variety and similar initial size.
- Contractor shall provide a separate bid proposal for one year's maintenance to begin after final acceptance.

PLANT SCHEDULE

| SYMBOL      | CODE | BOTANICAL NAME     | COMMON NAME          | SIZE    | QTY | REMARKS                                                                                                                  |
|-------------|------|--------------------|----------------------|---------|-----|--------------------------------------------------------------------------------------------------------------------------|
| CANOPY TREE |      |                    |                      |         |     |                                                                                                                          |
|             | AS   | Acer floridanum    | Southern Sugar Maple | 4" Cal. | 16  | Container grown, 12' height, 5" spread, 4' branching height, upright growth, full rounded canopy, strong central leader. |
|             | QS   | Quercus shumardii  | Shumard Red Oak      | 4" Cal. | 16  | Container grown, 12' height, 5' spread, 4' branching height, upright growth, full rounded canopy, strong central leader  |
|             | QV   | Quercus virginiana | Live Oak             | 4" Cal. | 17  | Container grown, 12' height, 5' spread, 4' branching height, upright growth, full rounded canopy, strong central leader  |
|             | UC   | Ulmus crassifolia  | Cedar Elm            | 4" Cal. | 17  | Container grown, 12' height, 5' spread, 4' branching height, upright growth, full rounded canopy, strong central leader  |
|             | UP   | Ulmus parvifolia   | Lacebark Elm         | 4" Cal. | 17  | Container grown, 12' height, 5' spread, 4' branching height, upright growth, full rounded canopy, strong central leader  |

ORNAMENTAL TREES

|  |    |                                  |                         |         |    |                                                                   |
|--|----|----------------------------------|-------------------------|---------|----|-------------------------------------------------------------------|
|  | LI | Lagerstroemia indica 'Natchez'   | Natchez Crape Myrtle    | 45 gal. | 20 | Container grown, 8' height, 4' minimum spread, 2" caliper minimum |
|  | VC | Vitex agnus-castus 'Shoal Creek' | Shoal Creek Chaste Tree | 45 gal. | 19 | Container grown, 8' height, 4' spread minimum, 2" caliper minimum |

| SYMBOL | CODE | BOTANICAL NAME | COMMON NAME      | SIZE   | SPACING  | QTY | REMARKS                                                      |
|--------|------|----------------|------------------|--------|----------|-----|--------------------------------------------------------------|
| SHRUBS |      |                |                  |        |          |     |                                                              |
|        | MP   | Myrica pusilla | Dwarf Wax Myrtle | 5 gal. | 36" o.c. | 134 | Container full, 24" spread, spaced at 36" on-center typical. |

| SYMBOL        | BOTANICAL NAME | COMMON NAME             | SIZE                   | SPACING | QTY        | REMARKS                                                      |
|---------------|----------------|-------------------------|------------------------|---------|------------|--------------------------------------------------------------|
| GROUND COVERS |                |                         |                        |         |            |                                                              |
|               |                | Decomposed Granite (DG) | Less than 1/8" in Dia. |         | 1,606 sf   | Tan in color; 4" depth compacted in 1" lifts.                |
|               |                | Cynodon dactylon        | Bermuda Grass (Sod)*   | sod     | 151,588 sf | Lawn solid sod, regional, drought tolerant - refer to notes. |

NOTE:

- All trees shall have straight trunks and be matching within varieties.
- All trees shall have a full and uniform canopy.
- Root balls should be well-formed, intact, with trunk firmly attached. Minimum root ball size for a 3" caliper tree is 32".
- Plant list is an aid to bidders only. Contractor shall verify all quantities on plan.
- All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated.
- Do not install steel edging along sidewalks or curbs or inside plant beds.
- Trees are to be measured 6" above the rootball per City of McKinney standards.

\* Contractor to match variety of existing turf.

| City of McKinney Landscape Requirements                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|
| <b>Requirement:</b> A minimum of 10% of the site area shall be living landscaping, including grass, ground cover, plants, shrubs, or trees. To achieve species diversity on a site, no single species may account for more than 25% of the total required trees to be planted on a site.                                                                                                                                                                                                                                                                                                                                              |                                                                              |
| Artificial Lot Area: 737,328 SF                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                              |
| Building Footprint: 342,986 SF                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                              |
| <b>Required:</b><br>73,733 SF (10%)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>Provided:</b><br>150,836 SF (20%)                                         |
| <b>Landscape Buffer Requirements</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                              |
| <b>Requirement:</b> Street buffer must be 20 ft wide. Vehicular use buffer must be minimum 5 feet wide landscape area where parking or drive aisles abut a property line, except when a mutual access easement (shared drive aisle) is located on a property line. Street buffer trees must have one tree per 40 linear feet or portion thereof shall be planted within the associated street buffer. Loading docks and loading bays facing a public right-of-way shall provide street frontage trees at an increased ratio of 1 tree per 30 linear feet of frontage within the landscape buffer adjacent to the public right-of-way. |                                                                              |
| <b>S Airport Drive (1,948 LF)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                              |
| <b>Required:</b><br>49 Trees                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Provided:</b><br>7 Existing Trees to Remain *                             |
| <b>(North) Wattley Way (646 LF)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                              |
| <b>Required:</b><br>17 Trees                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Provided:</b><br>17 Existing Trees to Remain                              |
| <b>(East) Wattley Way (2,170 LF)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                              |
| <b>Required:</b><br>73 Trees                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Provided:</b><br>41 Proposed Trees<br>32 Existing Trees to Remain         |
| <b>Harry McKillop Boulevard / F.M. 546 (750 LF)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                              |
| <b>Required:</b><br>25 Trees                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Provided:</b><br>25 Proposed Trees                                        |
| <b>Parking Area Requirements</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                              |
| <b>Requirement:</b> Trees shall be required at a rate of 1 tree for every 7 parking spaces (based on the total number of parking spaces). Every parking space shall be located within 65 feet of a tree. Landscape areas are required at the end of every parking row.                                                                                                                                                                                                                                                                                                                                                                |                                                                              |
| Parking Provided: 111 Spaces                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                              |
| <b>Required:</b><br>16 Trees                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Provided:</b><br>17 Proposed Trees                                        |
| <b>Screening</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                              |
| <b>Requirement:</b> Screen along all sides and rear property lines where adjacent to existing residential uses or zoning districts. For parking lots, at least 75% of the frontage of parking lots adjacent to a public right-of-way shall be screened from public streets with low evergreen shrubs, earthen berm, a low masonry wall, or a combination of the above within the street yard.                                                                                                                                                                                                                                         |                                                                              |
| <b>Parking facing Right-Of-Way (906 LF)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                              |
| <b>Required:</b><br>680 LF (75%)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Provided:</b><br>396 LF of Low Evergreen Shrubs<br>417 LF of Masonry Wall |
| * Variance requested due to site constraints                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                              |

DESIGNED: GAM, MJR  
CHECKED: CMK  
DRAWN: GAM, MJR

INITIAL ISSUE:  
REVISIONS:

PREPARED FOR:

**SIMPSON MANUFACTURING CO., INC.**  
2221 COUNTRY LANE  
CITY OF MCKINNEY, TEXAS 75069



**SIMPSON TOOL & DIE BUILDING**  
CITY OF MCKINNEY, TEXAS 75069

**Westwood**

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TBE FIRM REGISTRATION NO. F-11726  
TBE FLS REGISTRATION NO. 10074301

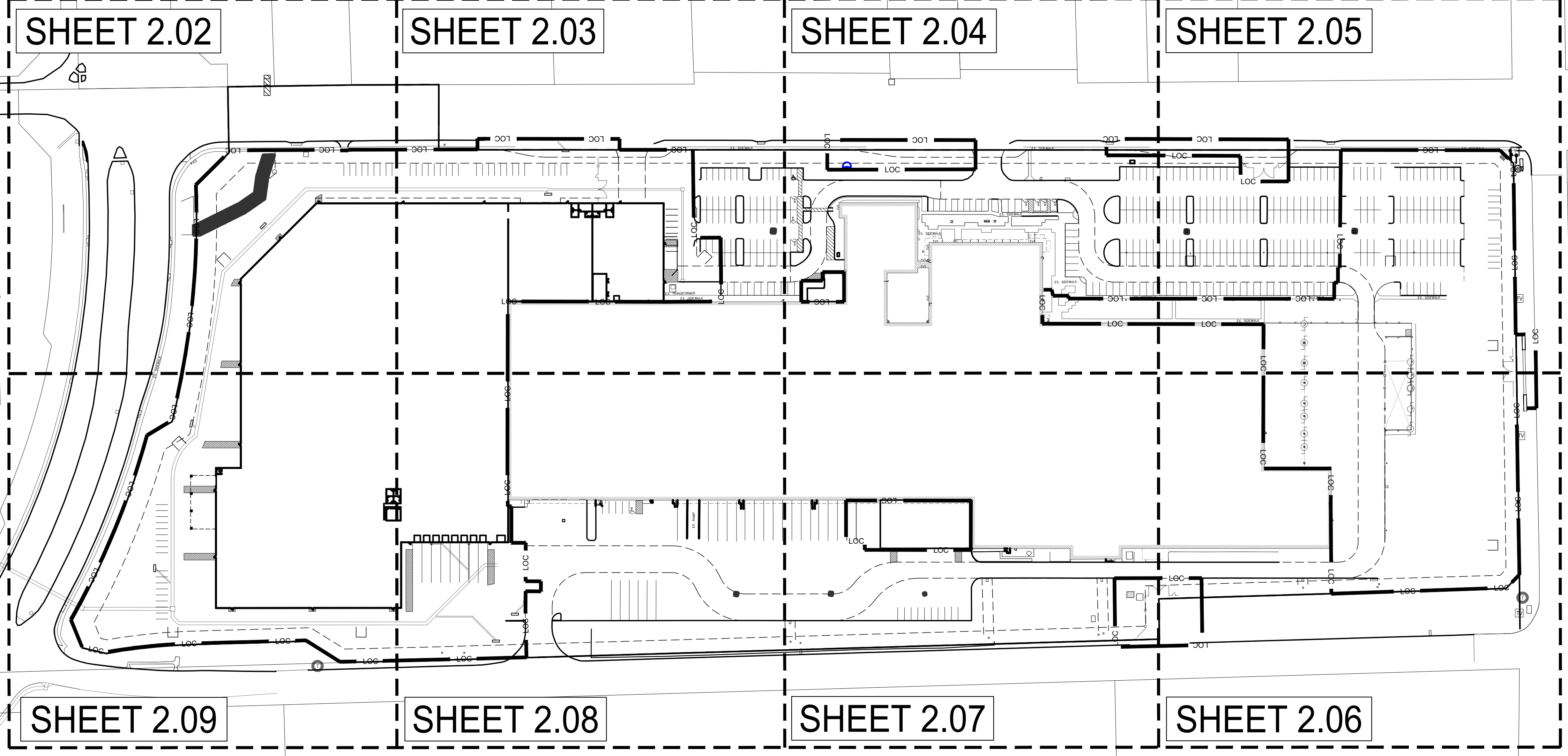
**PLANTING NOTES AND  
SCHEDULE**

SHEET NUMBER:

2.00

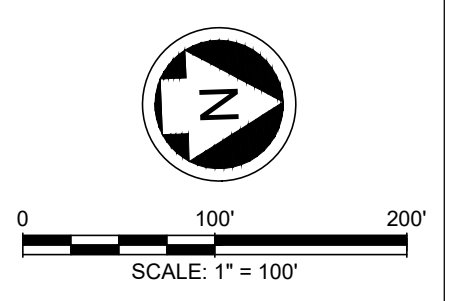
DATE: 12-22-2025





PLANT SCHEDULE

| SYMBOL           | CODE | COMMON NAME                   |
|------------------|------|-------------------------------|
| CANOPY TREE      |      |                               |
|                  | AS   | Southern Sugar Maple          |
|                  | QS   | Shumard Red Oak               |
|                  | QV   | Live Oak                      |
|                  | UC   | Cedar Elm                     |
|                  | UP   | Lacebark Elm                  |
| ORNAMENTAL TREES |      |                               |
|                  | LI   | Natchez Grape Myrtle          |
|                  | VC   | Shoal Creek Chaste Tree       |
| SHRUBS           |      |                               |
|                  | MP   | Dwarf Wax Myrtle              |
| GROUND COVERS    |      |                               |
|                  | --   | Decomposed Granite (DG)       |
|                  | --   | Bermuda Grass (Sod)           |
| OTHER            |      |                               |
|                  |      | Existing Tree To Be Preserved |



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DESIGNED: GAM, MJR

CHECKED: CMK

DRAWN: GAM, MJR

INITIAL ISSUE:

REVISIONS:

PREPARED FOR:  
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TBPLS FIRM REGISTRATION NO. 10074301

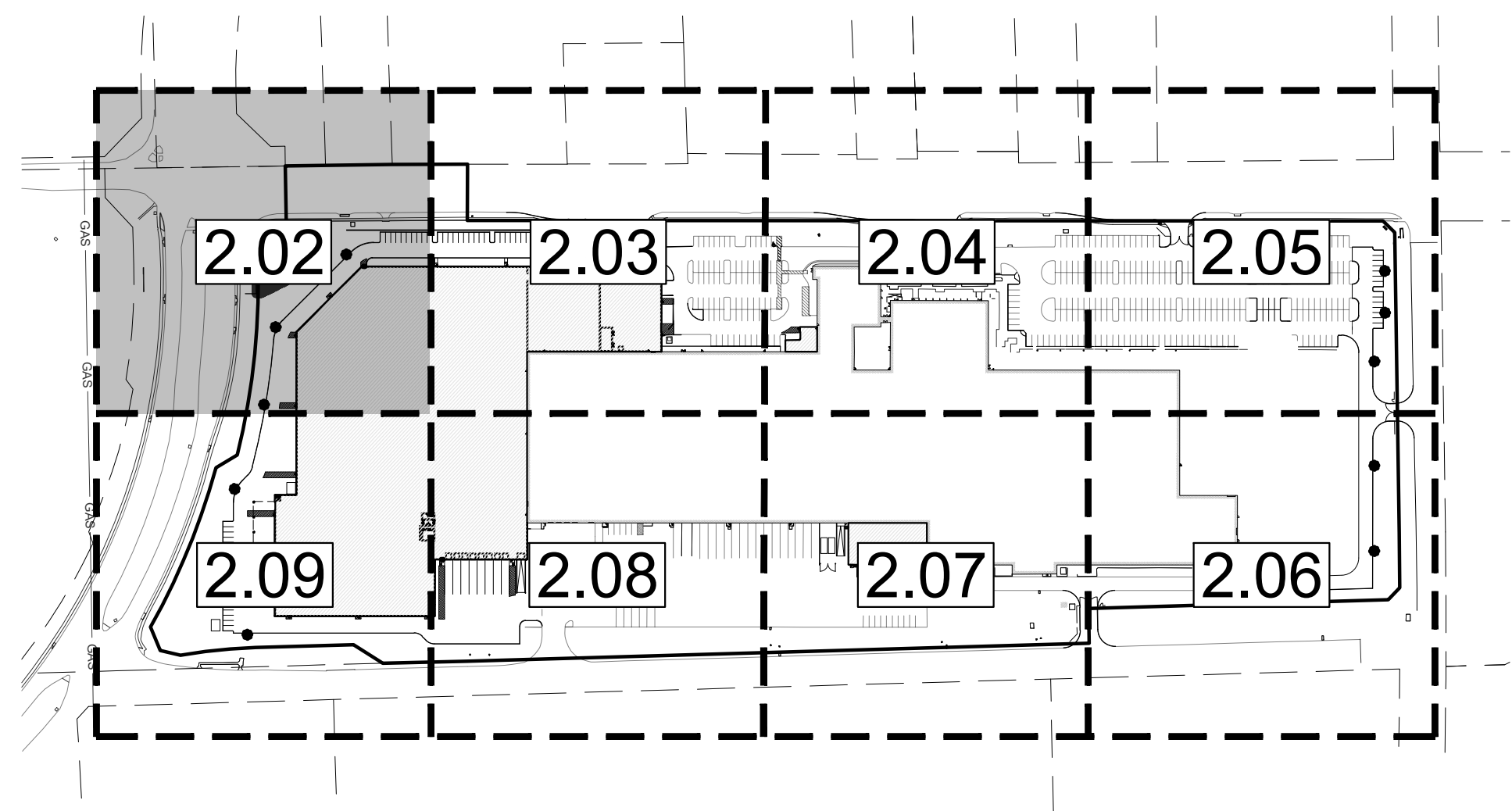
OVERALL PLANTING PLAN

SHEET NUMBER:  
**2.01**

DATE: 12-22-2025

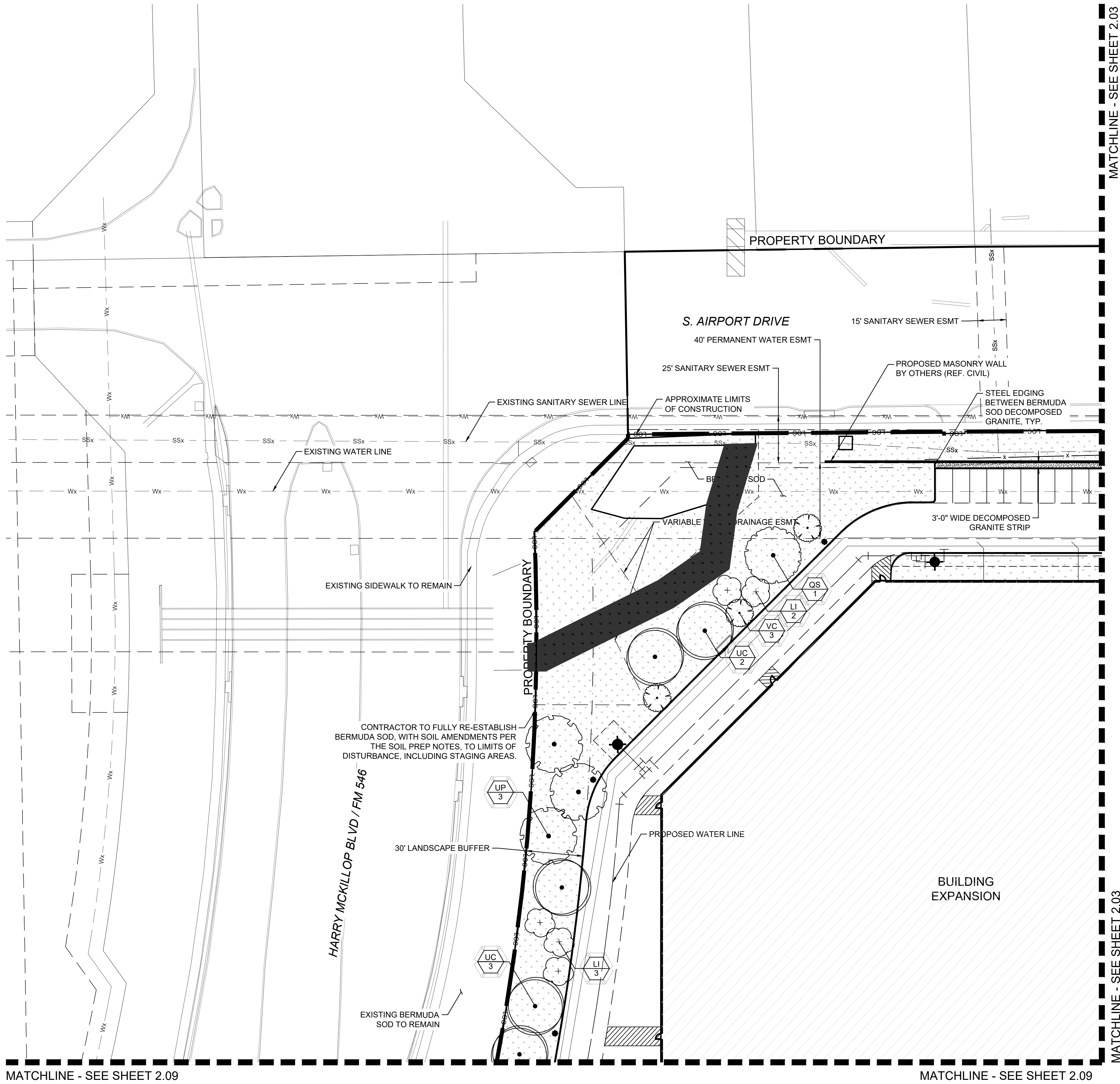


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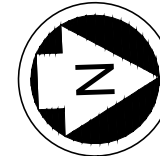
KEY MAP

N.T.S.



## PLANT SCHEDULE

| SYMBOL                            | CODE | COMMON NAME                   |
|-----------------------------------|------|-------------------------------|
| <strong>CANOPY TREE</strong>      |      |                               |
|                                   | AS   | Southern Sugar Maple          |
|                                   | QS   | Shumard Red Oak               |
|                                   | QV   | Live Oak                      |
|                                   | UC   | Cedar Elm                     |
|                                   | UP   | Lacebark Elm                  |
| <strong>ORNAMENTAL TREES</strong> |      |                               |
|                                   | LI   | Natchez Crape Myrtle          |
|                                   | VC   | Shoal Creek Chaste Tree       |
| <strong>SHRUBS</strong>           |      |                               |
|                                   | MP   | Dwarf Wax Myrtle              |
| <strong>GROUND COVERS</strong>    |      |                               |
|                                   | --   | Decomposed Granite (DG)       |
|                                   | --   | Bermuda Grass (Sod)           |
| <strong>OTHER</strong>            |      |                               |
|                                   |      | Existing Tree To Be Preserved |



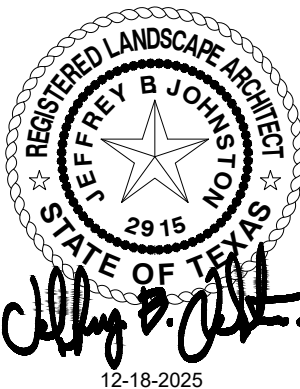
0 30' 60'  
SCALE: 1" = 30'

DESIGNED: GAM, MJR  
CHECKED: CMK  
DRAWN: GAM, MJR

INITIAL ISSUE:  
REVISIONS:

PREPARED FOR:

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**PLANTING PLAN (1 OF 8)**

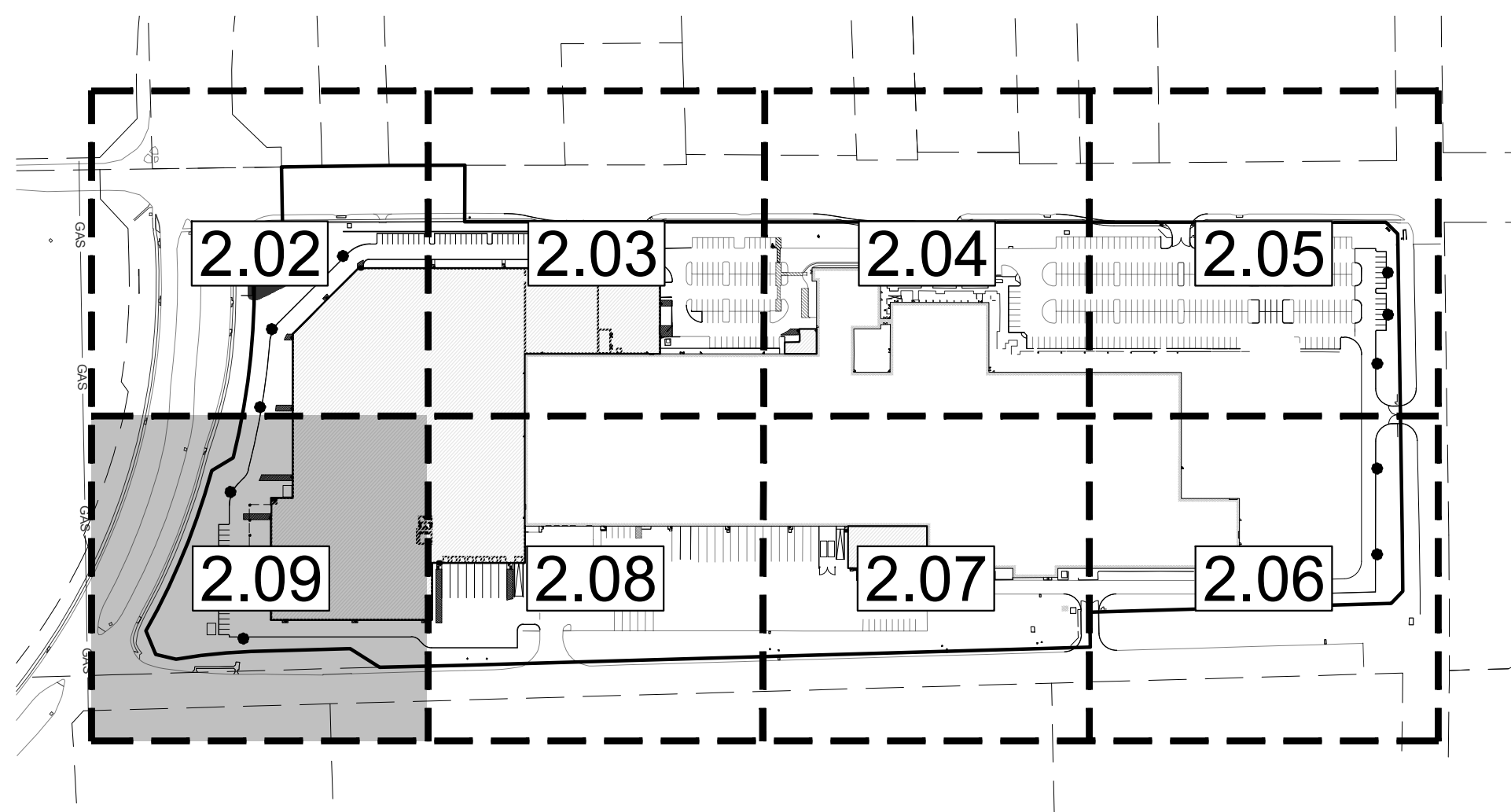
**2.02**

SHEET NUMBER:

DATE: 12-22-2025



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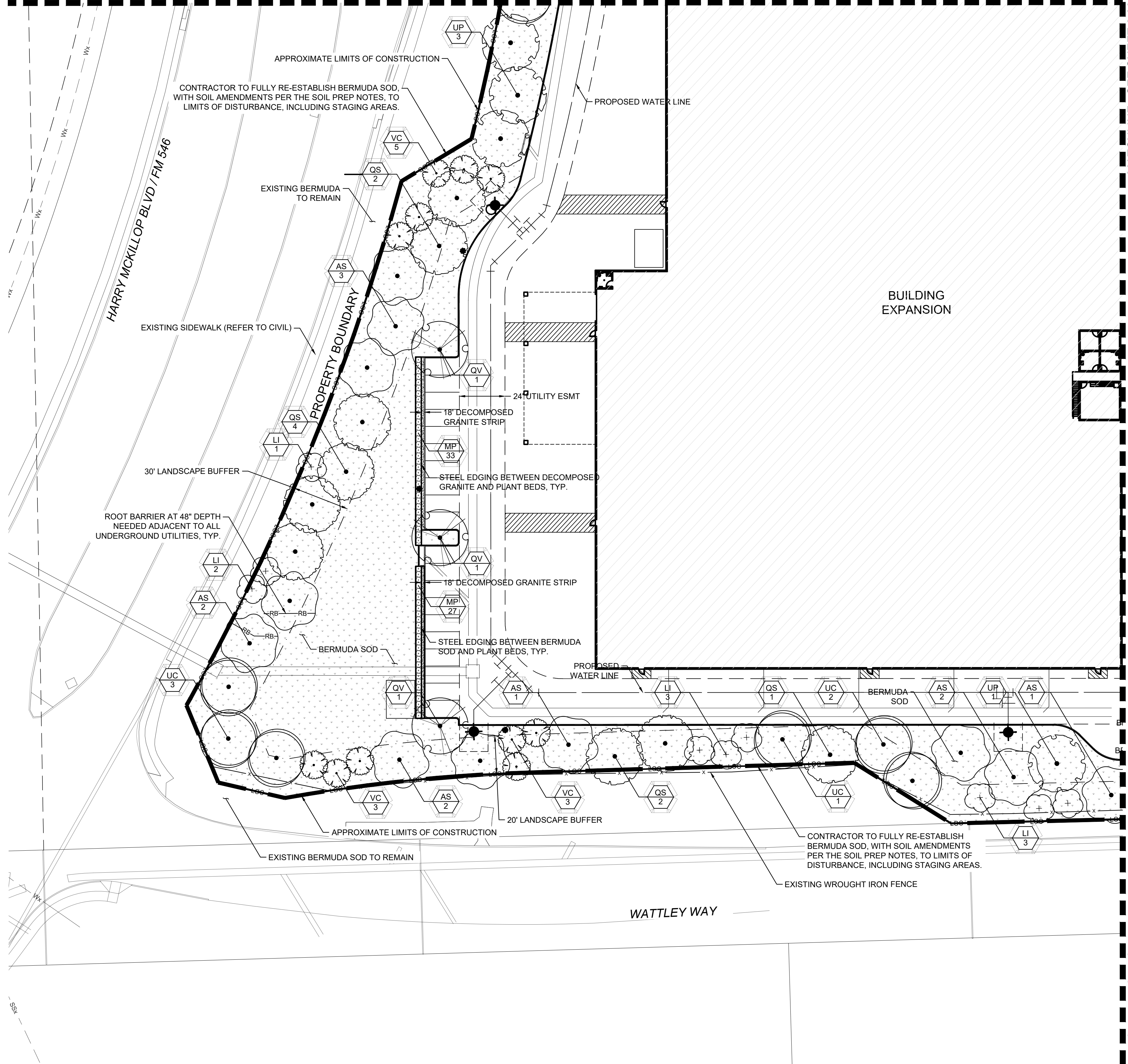


KEY MAP

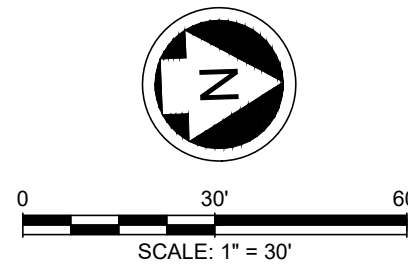
N.T.S.

MATCHLINE - SEE SHEET 2.02

MATCHLINE - SEE SHEET 2.02



| PLANT SCHEDULE   |      |                               |
|------------------|------|-------------------------------|
| SYMBOL           | CODE | COMMON NAME                   |
| CANOPY TREE      |      |                               |
|                  | AS   | Southern Sugar Maple          |
|                  | QS   | Shumard Red Oak               |
|                  | QV   | Live Oak                      |
|                  | UC   | Cedar Elm                     |
|                  | UP   | Lacebark Elm                  |
| ORNAMENTAL TREES |      |                               |
|                  | LI   | Natchez Crape Myrtle          |
|                  | VC   | Shoal Creek Chaste Tree       |
| SHRUBS           |      |                               |
|                  | MP   | Dwarf Wax Myrtle              |
| GROUND COVERS    |      |                               |
|                  | --   | Decomposed Granite (DG)       |
|                  | --   | Bermuda Grass (Sod)           |
| OTHER            |      |                               |
|                  |      | Existing Tree To Be Preserved |

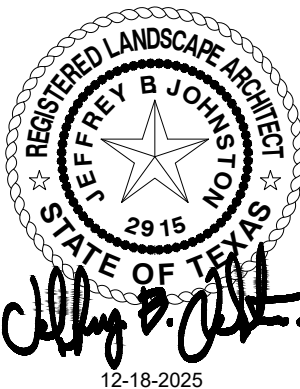


MATCHLINE - SEE SHEET 2.08

DESIGNED: GAM, MJR  
CHECKED: CMK  
DRAWN: GAM, MJR

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PREPARED FOR:  
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**PLANTING PLAN (8 OF 8)**

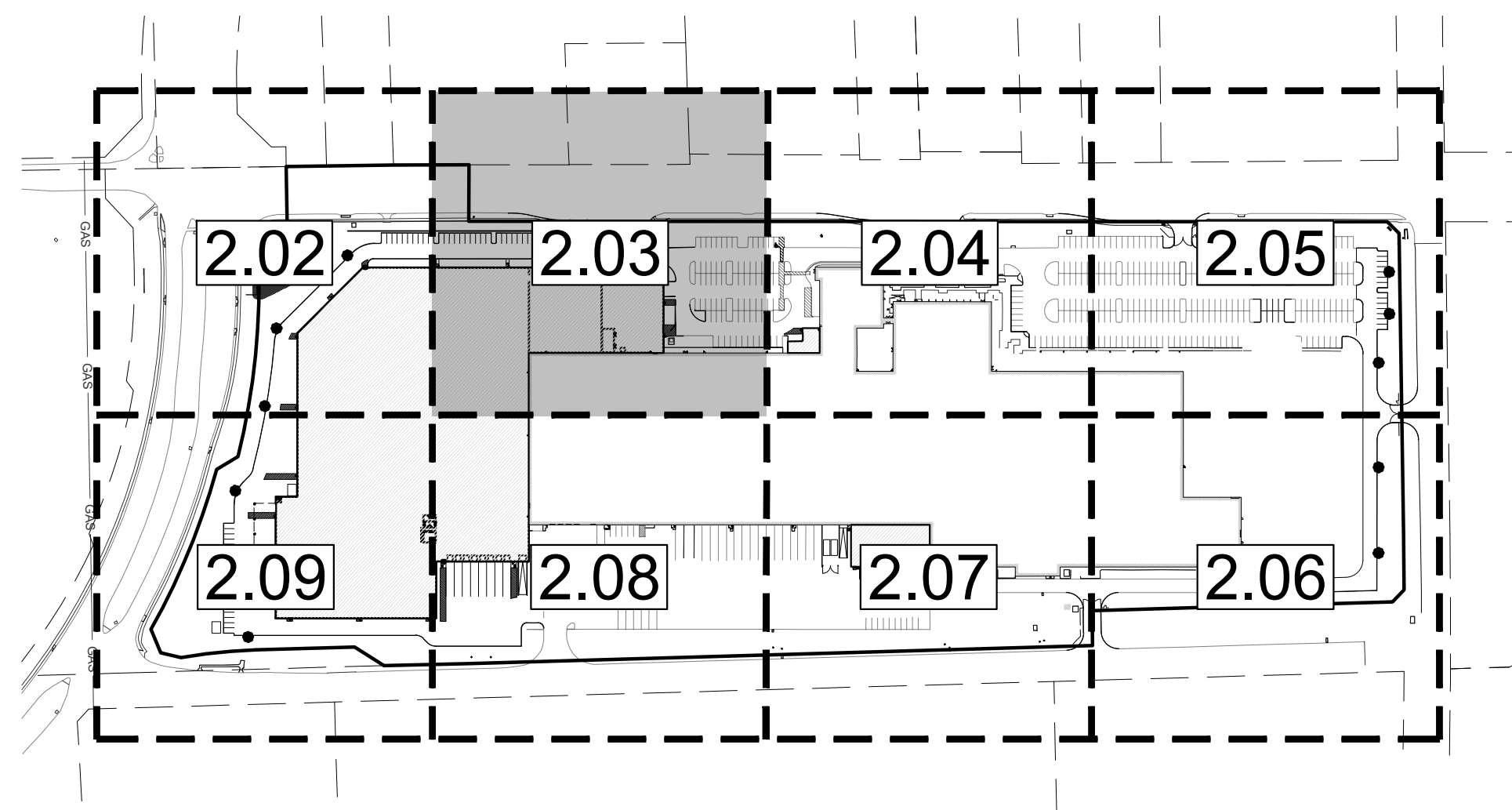
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**2.09**

DATE: 12-22-2025



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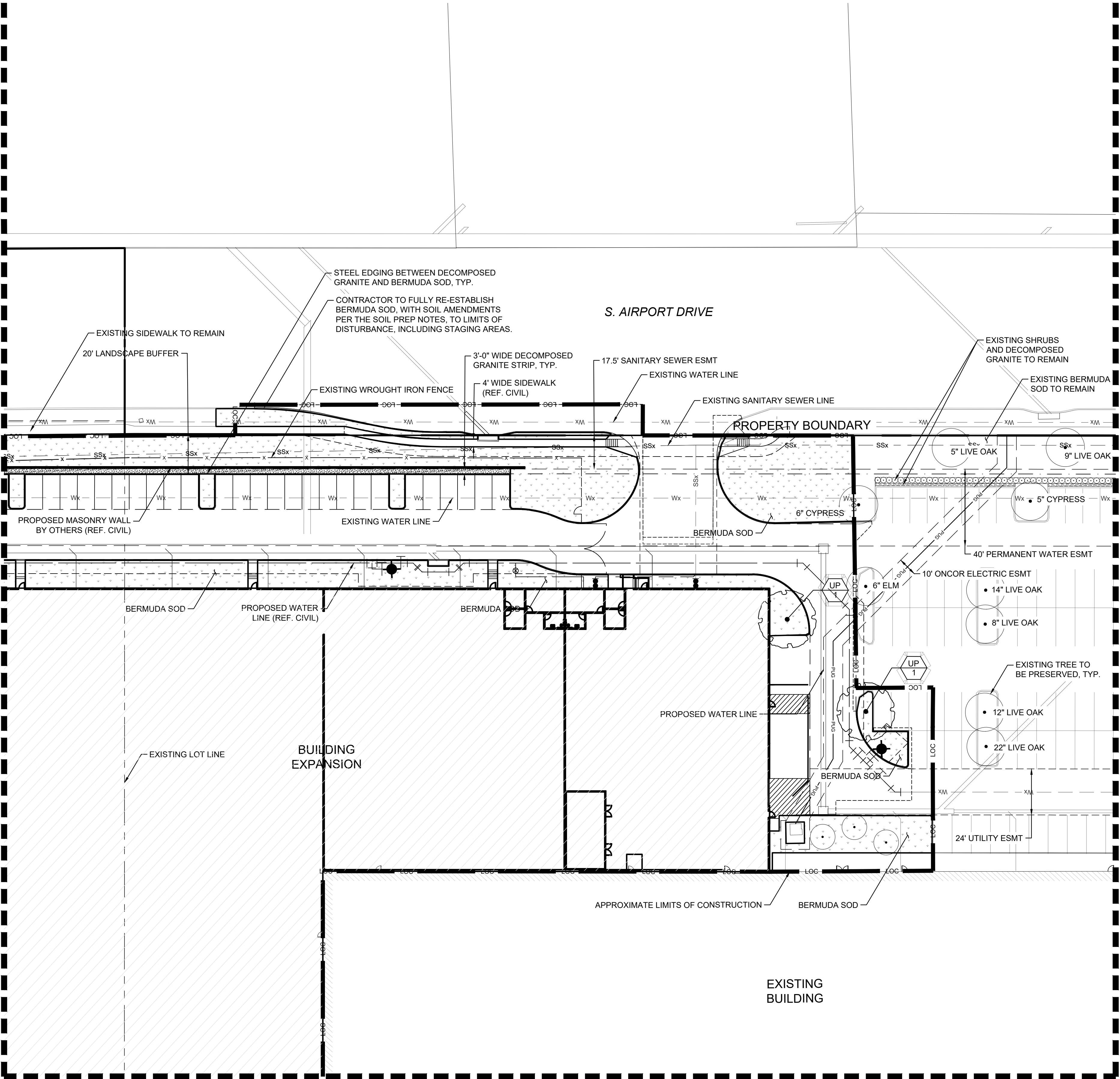


KEY MAP

N.T.S.

MATCHLINE - SEE SHEET 2.02

MATCHLINE - SEE SHEET 2.02



MATCHLINE - SEE SHEET 2.04

MATCHLINE - SEE SHEET 2.04

PLANT SCHEDULE

| SYMBOL                            | CODE | COMMON NAME                   |
|-----------------------------------|------|-------------------------------|
| <strong>CANOPY TREE</strong>      |      |                               |
|                                   | AS   | Southern Sugar Maple          |
|                                   | QS   | Shumard Red Oak               |
|                                   | QV   | Live Oak                      |
|                                   | UC   | Cedar Elm                     |
|                                   | UP   | Lacebark Elm                  |
| <strong>ORNAMENTAL TREES</strong> |      |                               |
|                                   | LI   | Natchez Crape Myrtle          |
|                                   | VC   | Shoal Creek Chaste Tree       |
| <strong>SHRUBS</strong>           |      |                               |
|                                   | MP   | Dwarf Wax Myrtle              |
| <strong>GROUND COVERS</strong>    |      |                               |
|                                   | --   | Decomposed Granite (DG)       |
|                                   | --   | Bermuda Grass (Sod)           |
| <strong>OTHER</strong>            |      |                               |
|                                   |      | Existing Tree To Be Preserved |



0 30' 60'  
SCALE: 1" = 30'

DESIGNED: GAM, MJR  
CHECKED: CMK  
DRAWN: GAM, MJR

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PLANTING PLAN (2 OF 8)

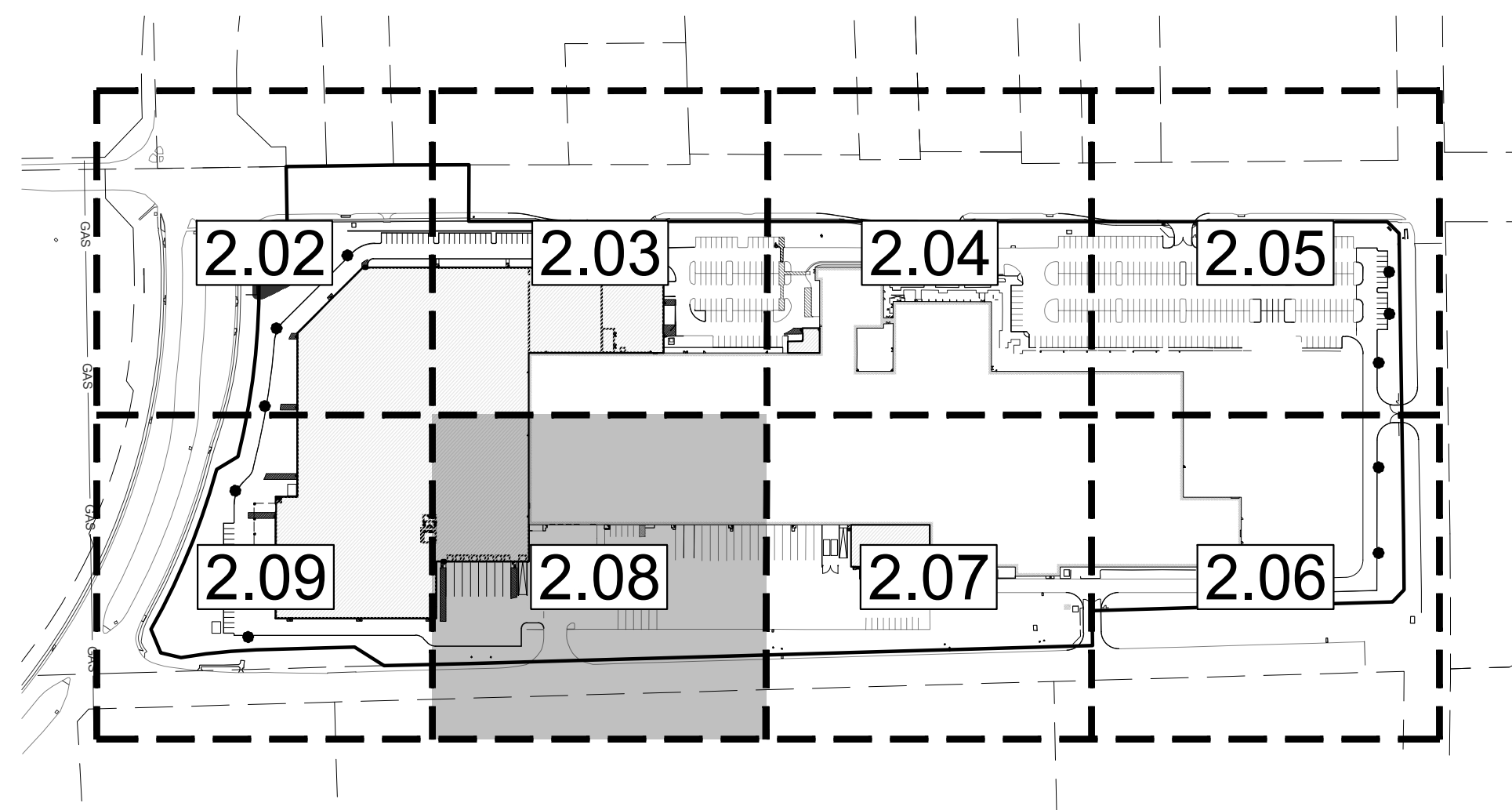
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DATE: 12-22-2025

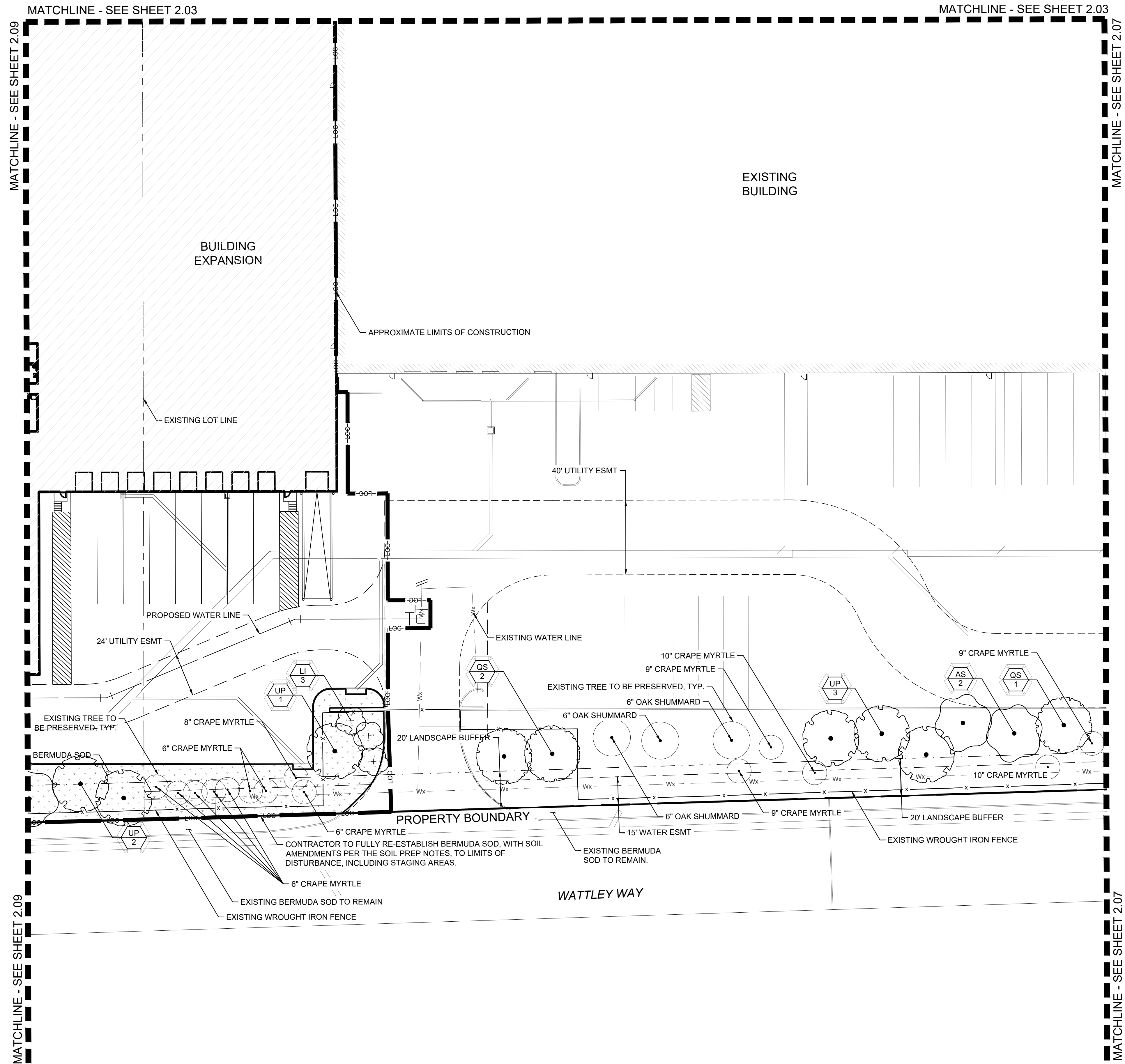


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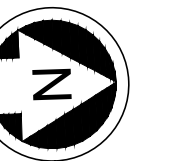
KEY MAP

N.T.S.



PLANT SCHEDULE

| SYMBOL                            | CODE | COMMON NAME                   |
|-----------------------------------|------|-------------------------------|
| <strong>CANOPY TREE</strong>      |      |                               |
|                                   | AS   | Southern Sugar Maple          |
|                                   | QS   | Shumard Red Oak               |
|                                   | QV   | Live Oak                      |
|                                   | UC   | Cedar Elm                     |
|                                   | UP   | Lacebark Elm                  |
| <strong>ORNAMENTAL TREES</strong> |      |                               |
|                                   | LI   | Natchez Crape Myrtle          |
|                                   | VC   | Shoal Creek Chaste Tree       |
| <strong>SHRUBS</strong>           |      |                               |
|                                   | MP   | Dwarf Wax Myrtle              |
| <strong>GROUND COVERS</strong>    |      |                               |
|                                   | --   | Decomposed Granite (DG)       |
|                                   | --   | Bermuda Grass (Sod)           |
| <strong>OTHER</strong>            |      |                               |
|                                   |      | Existing Tree To Be Preserved |

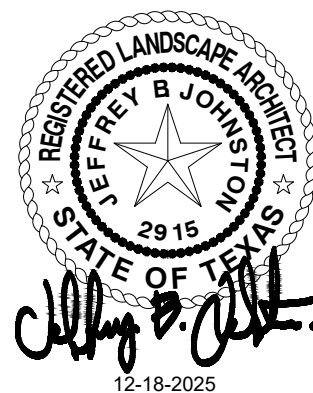


0 30' 60'  
SCALE: 1" = 30'

DESIGNED: GAM, MJR  
CHECKED: CMK  
DRAWN: GAM, MJR

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| INITIAL ISSUE: |  |
| REVISIONS:     |  |
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PLANTING PLAN (7 OF 8)

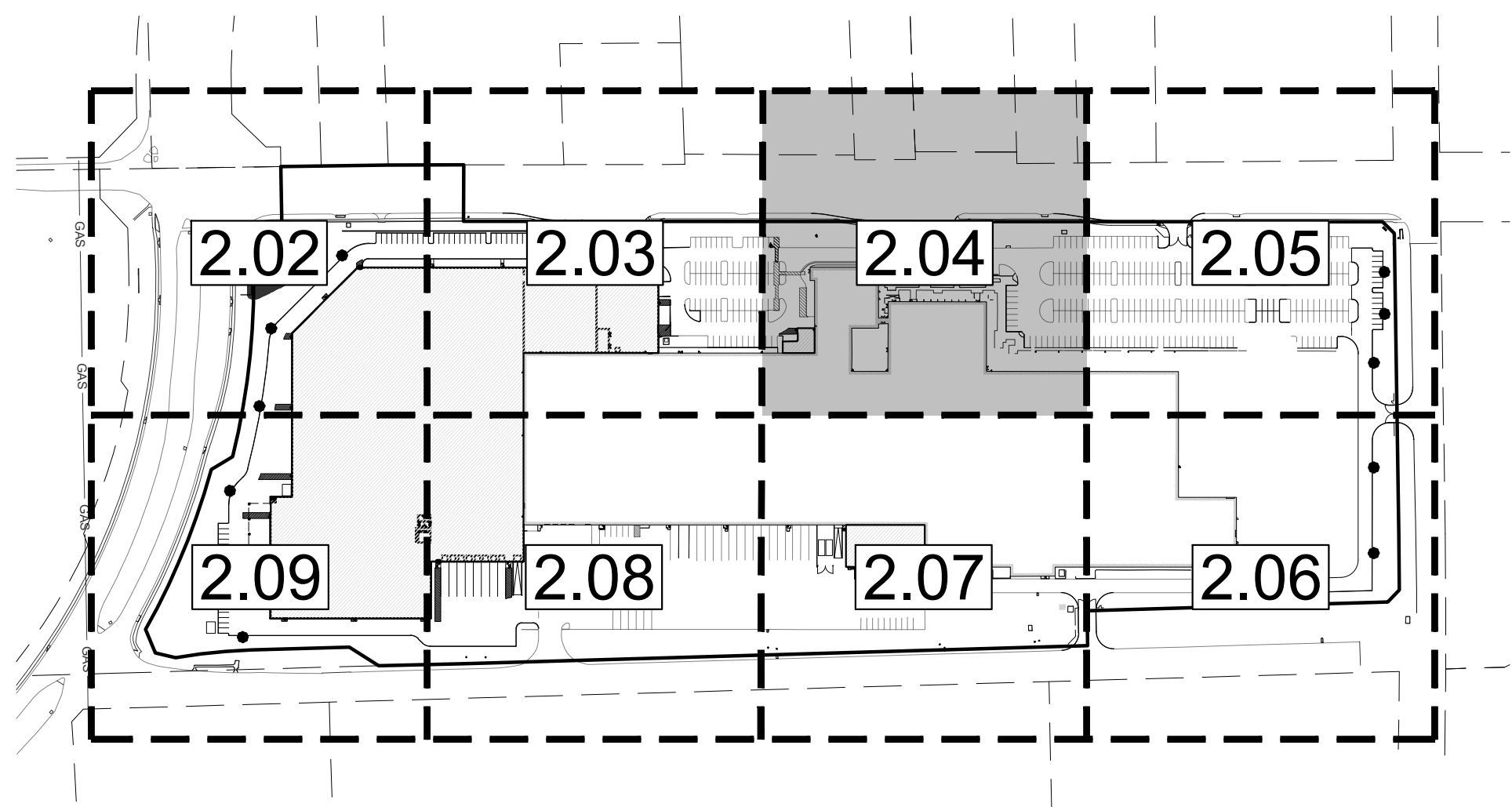
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DATE: 12-22-2025



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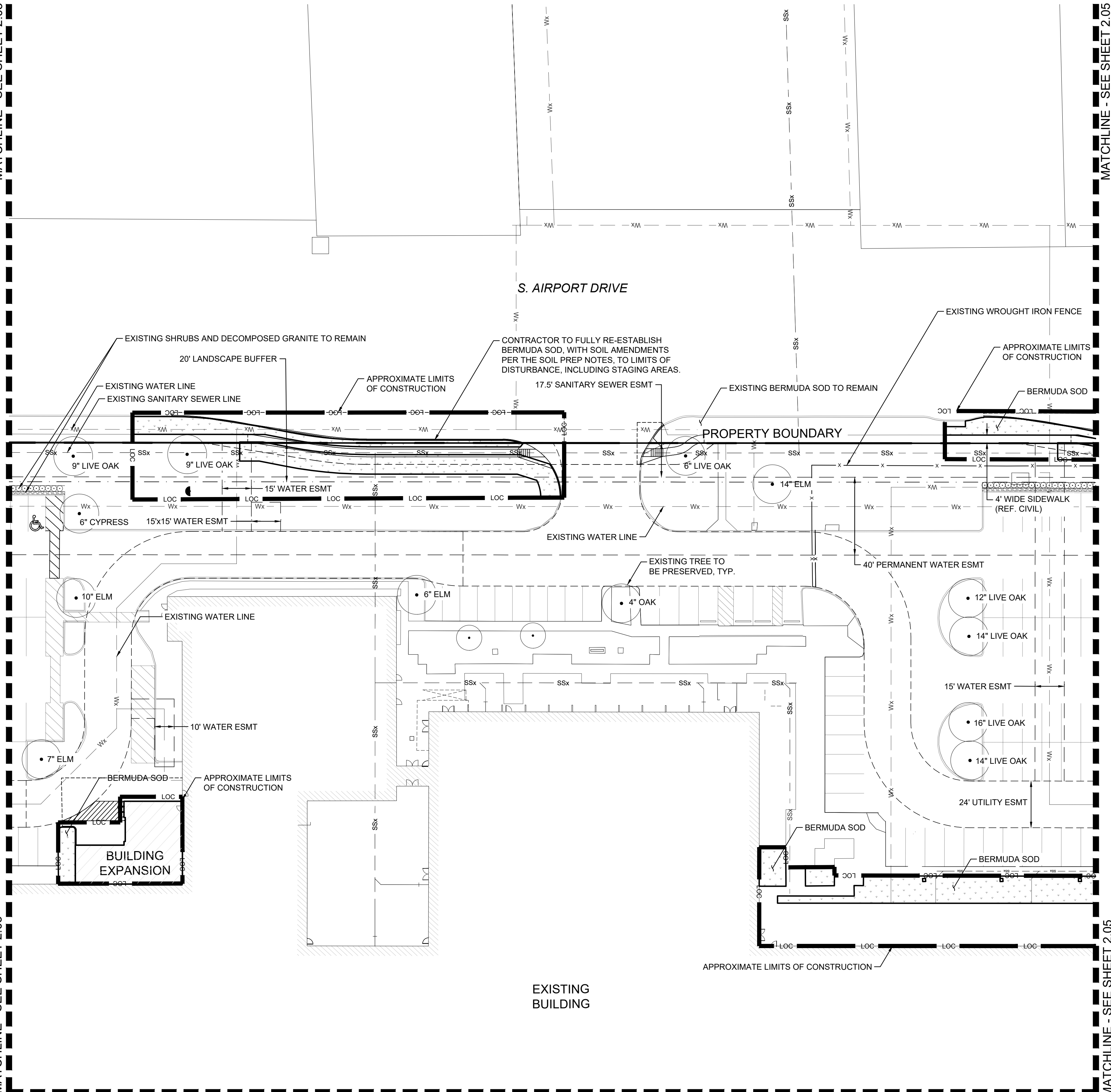
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N.T.S.

MATCHLINE - SEE SHEET 2.03

MATCHLINE - SEE SHEET 2.03

MATCHLINE - SEE SHEET 2.07



MATCHLINE - SEE SHEET 2.05

MATCHLINE - SEE SHEET 2.05

MATCHLINE - SEE SHEET 2.07

PLANT SCHEDULE

| SYMBOL                            | CODE | COMMON NAME                   |
|-----------------------------------|------|-------------------------------|
| <strong>CANOPY TREE</strong>      |      |                               |
|                                   | AS   | Southern Sugar Maple          |
|                                   | QS   | Shumard Red Oak               |
|                                   | QV   | Live Oak                      |
|                                   | UC   | Cedar Elm                     |
|                                   | UP   | Lacebark Elm                  |
| <strong>ORNAMENTAL TREES</strong> |      |                               |
|                                   | LI   | Natchez Crape Myrtle          |
|                                   | VC   | Shoal Creek Chaste Tree       |
| <strong>SHRUBS</strong>           |      |                               |
|                                   | MP   | Dwarf Wax Myrtle              |
| <strong>GROUND COVERS</strong>    |      |                               |
|                                   | --   | Decomposed Granite (DG)       |
|                                   | --   | Bermuda Grass (Sod)           |
| <strong>OTHER</strong>            |      |                               |
|                                   |      | Existing Tree To Be Preserved |



0 30' 60'  
SCALE: 1" = 30'

DESIGNED: GAM, MJR  
CHECKED: CMK  
DRAWN: GAM, MJR

INITIAL ISSUE:  
REVISIONS:

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PLANTING PLAN (3 OF 8)

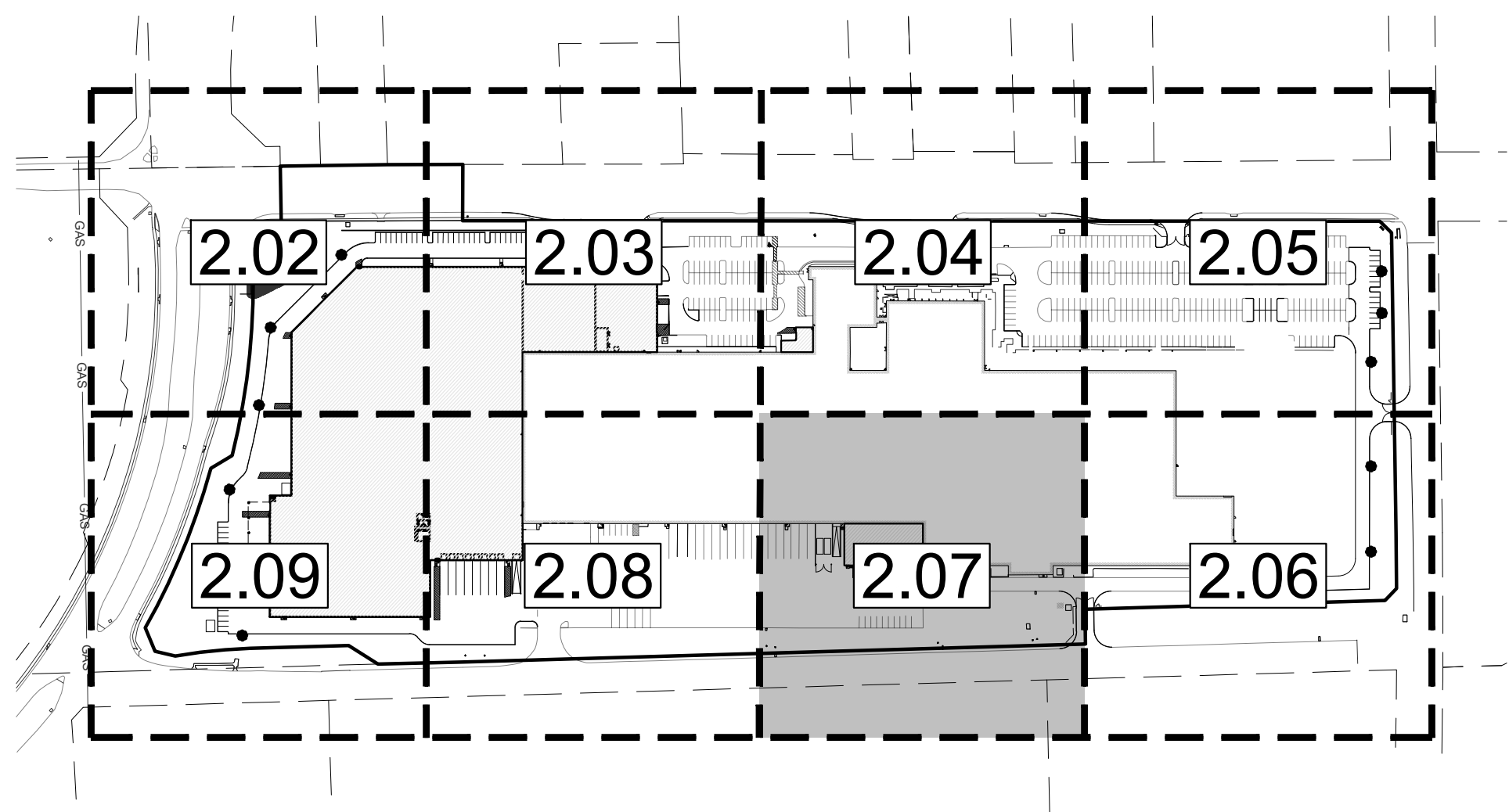
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SHEET NUMBER:

DATE: 12-22-2025

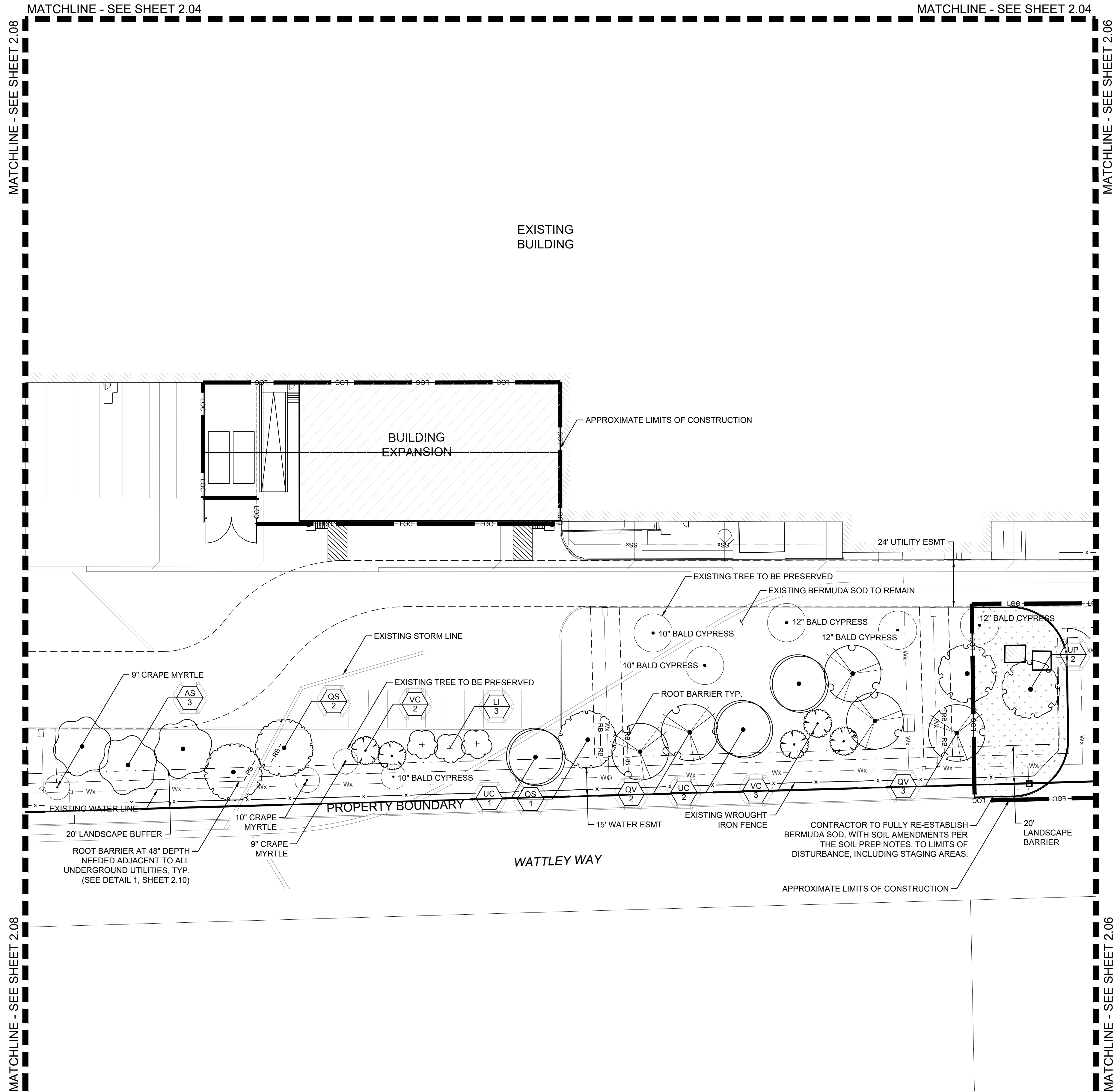


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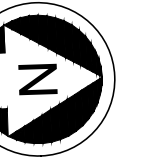
KEY MAP

N.T.S.



PLANT SCHEDULE

| SYMBOL                            | CODE | COMMON NAME                   |
|-----------------------------------|------|-------------------------------|
| <strong>CANOPY TREE</strong>      |      |                               |
|                                   | AS   | Southern Sugar Maple          |
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| <strong>ORNAMENTAL TREES</strong> |      |                               |
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|                                   | VC   | Shoal Creek Chaste Tree       |
| <strong>SHRUBS</strong>           |      |                               |
|                                   | MP   | Dwarf Wax Myrtle              |
| <strong>GROUND COVERS</strong>    |      |                               |
|                                   | --   | Decomposed Granite (DG)       |
|                                   | --   | Bermuda Grass (Sod)           |
| <strong>OTHER</strong>            |      |                               |
|                                   |      | Existing Tree To Be Preserved |



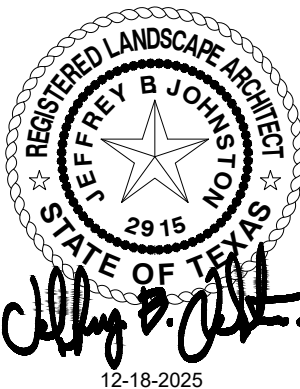
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SCALE: 1" = 30'

DESIGNED: GAM, MJR  
CHECKED: CMK  
DRAWN: GAM, MJR

INITIAL ISSUE:  
REVISIONS:

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PLANTING PLAN (6 OF 8)

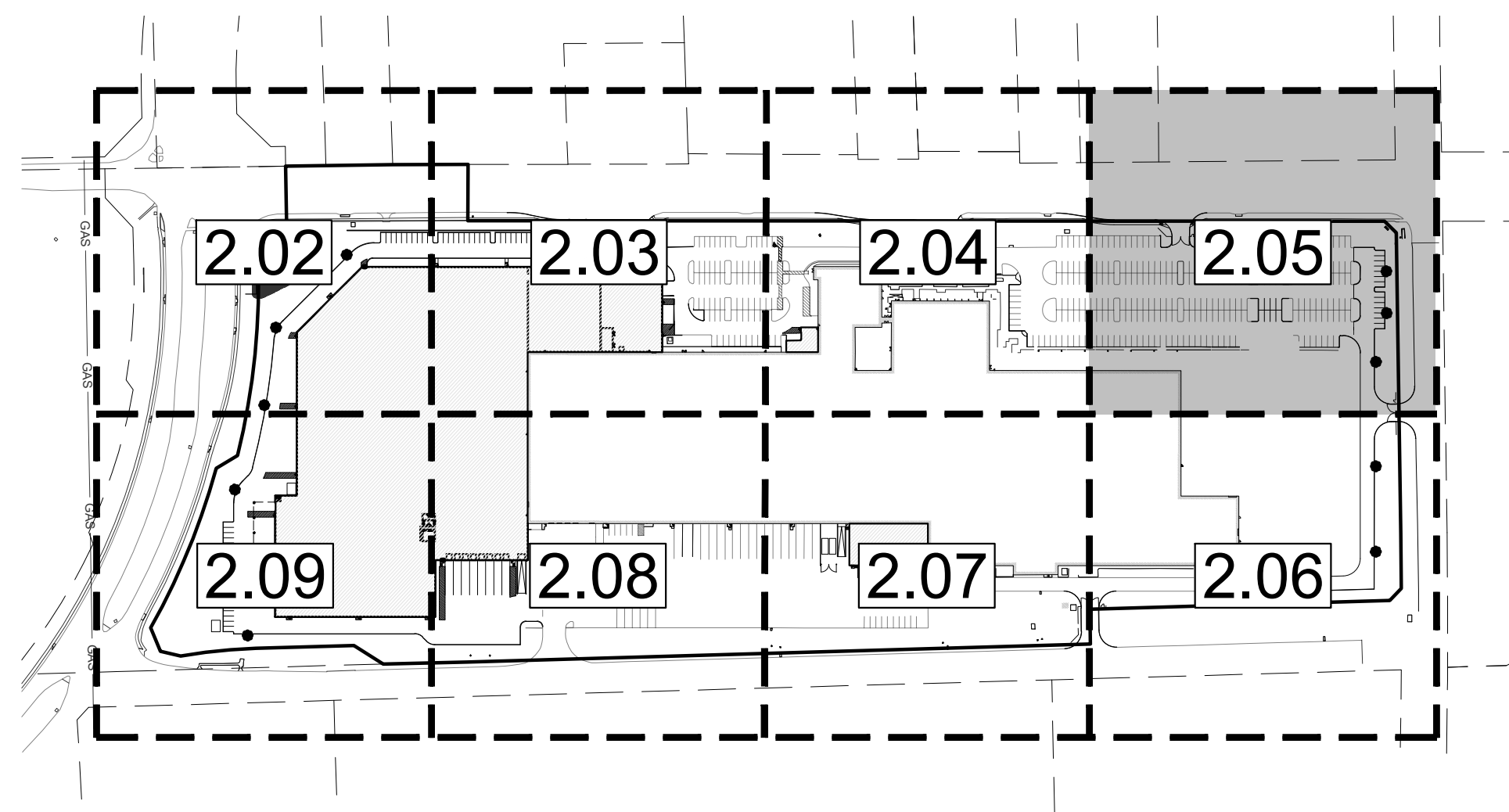
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SHEET NUMBER:

DATE: 12-22-2025



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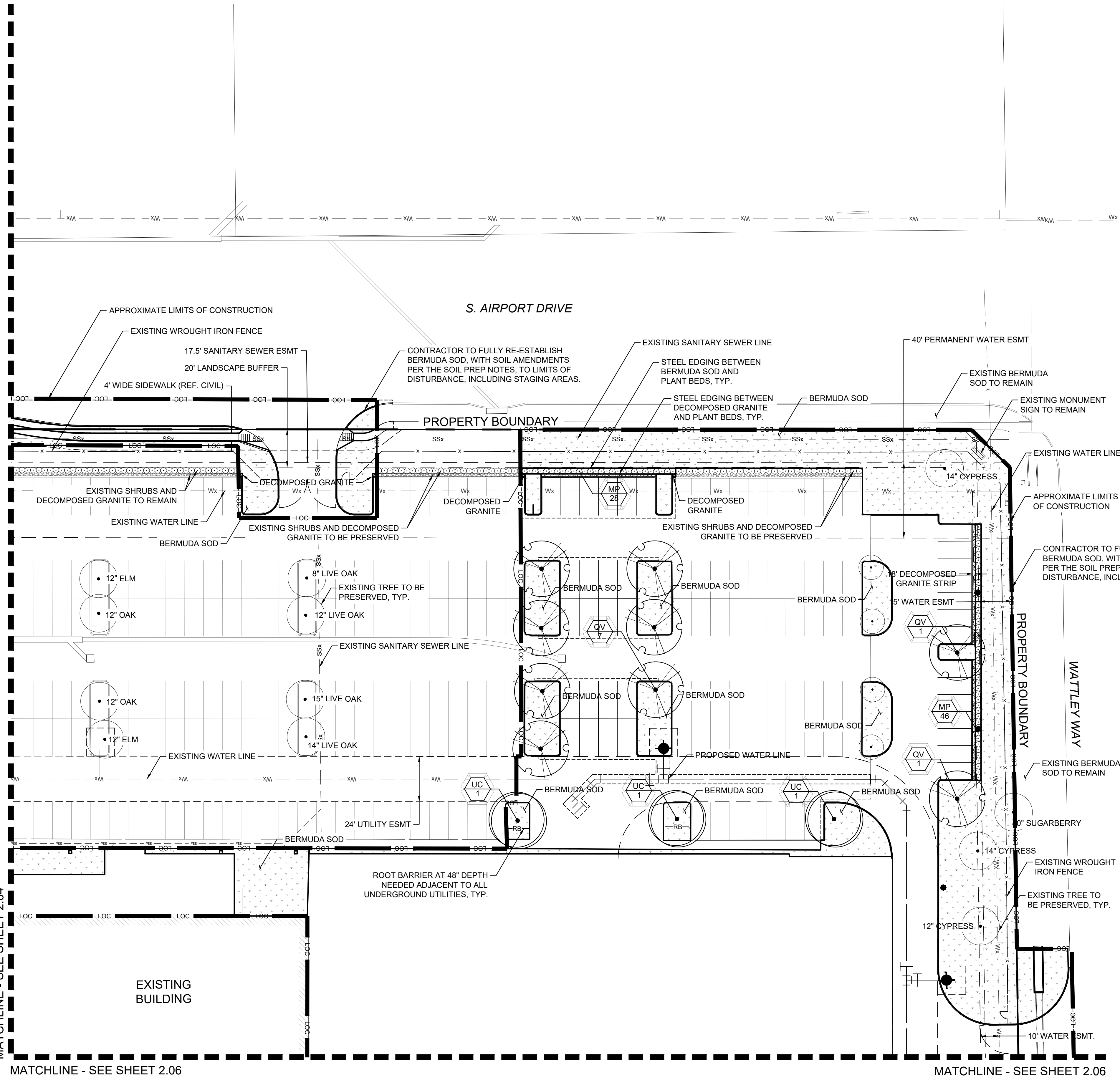


KEY MAP

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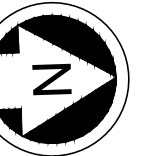
MATCHLINE - SEE SHEET 2.04

MATCHLINE - SEE SHEET 2.04



PLANT SCHEDULE

| SYMBOL                            | CODE | COMMON NAME                   |
|-----------------------------------|------|-------------------------------|
| <strong>CANOPY TREE</strong>      |      |                               |
|                                   | AS   | Southern Sugar Maple          |
|                                   | QS   | Shumard Red Oak               |
|                                   | QV   | Live Oak                      |
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| <strong>ORNAMENTAL TREES</strong> |      |                               |
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|                                   | VC   | Shoal Creek Chaste Tree       |
| <strong>SHRUBS</strong>           |      |                               |
|                                   | MP   | Dwarf Wax Myrtle              |
| <strong>GROUND COVERS</strong>    |      |                               |
|                                   | --   | Decomposed Granite (DG)       |
|                                   | --   | Bermuda Grass (Sod)           |
| <strong>OTHER</strong>            |      |                               |
|                                   |      | Existing Tree To Be Preserved |



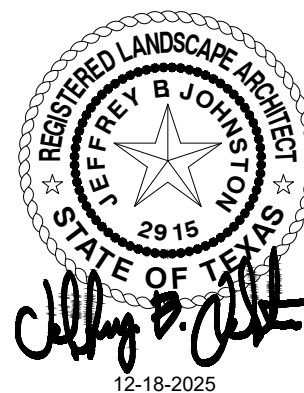
0 30' 60'  
SCALE: 1" = 30'

DESIGNED: GAM, MJR  
CHECKED: CMK  
DRAWN: GAM, MJR

INITIAL ISSUE:  
REVISIONS:

PREPARED FOR:

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PLANTING PLAN (4 OF 8)

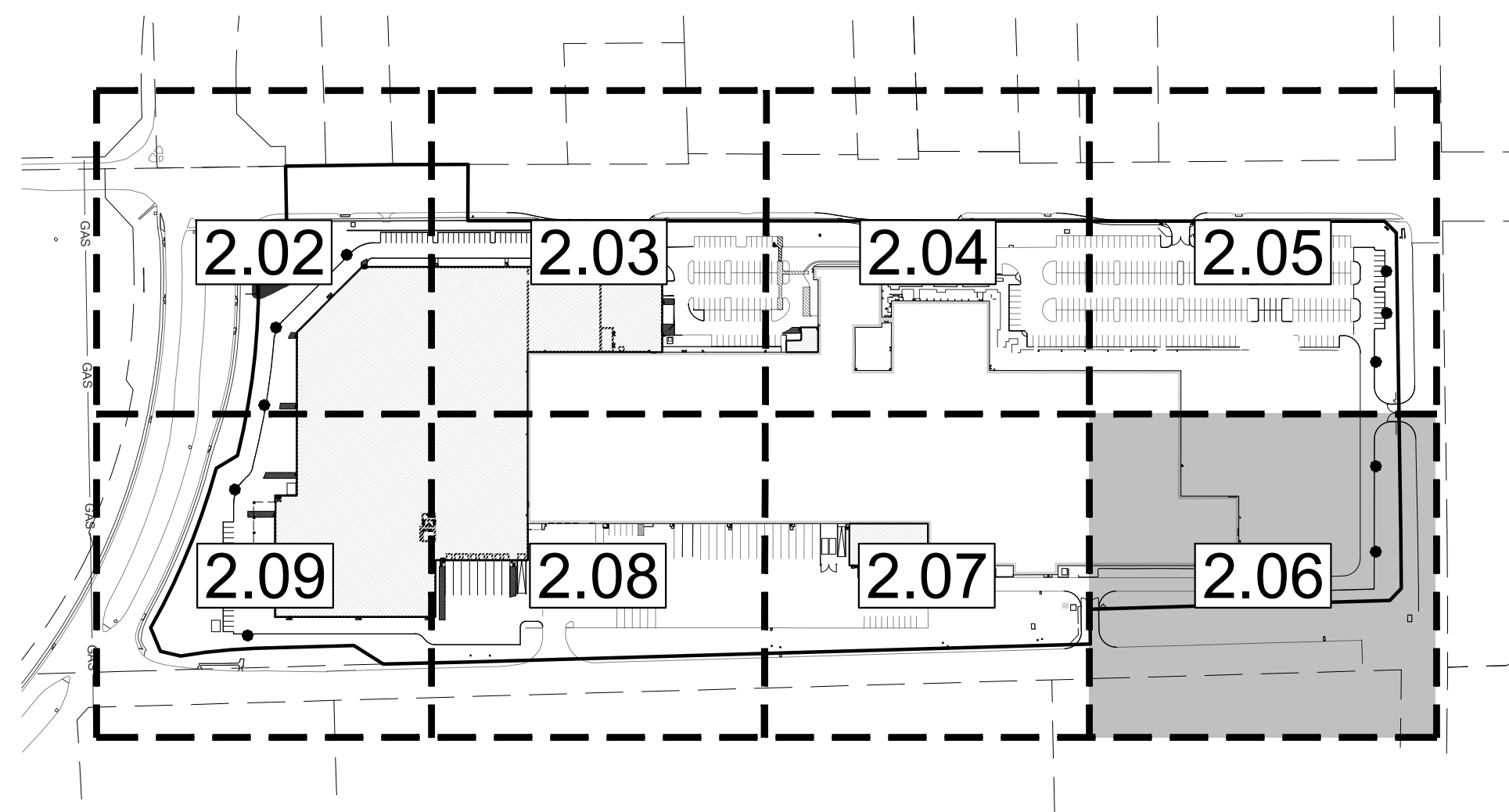
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SHEET NUMBER:

DATE: 12-22-2025

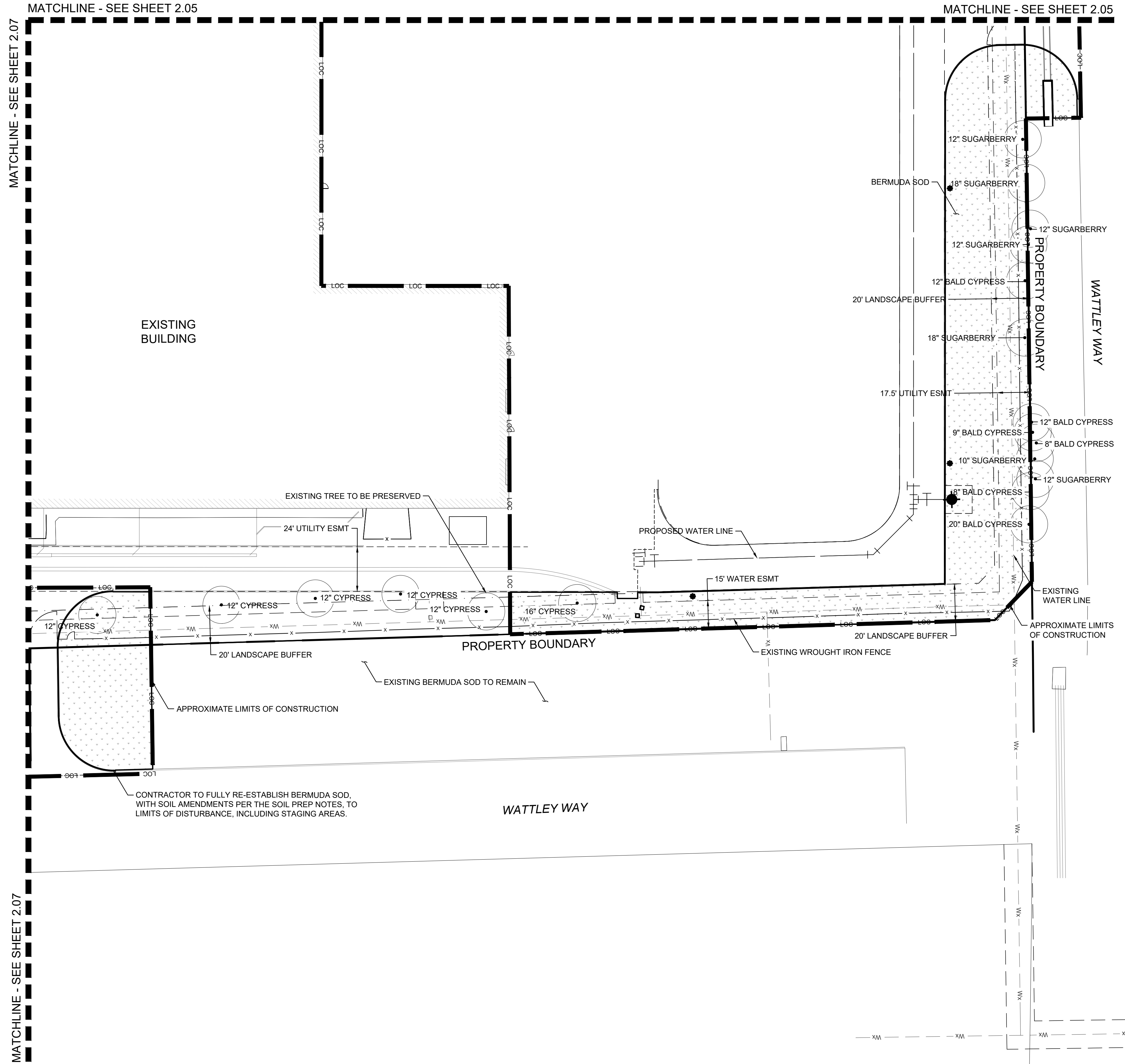


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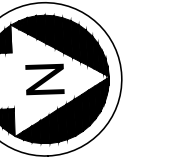
KEY MAP

N.T.S.



## PLANT SCHEDULE

| SYMBOL                            | CODE | COMMON NAME                   |
|-----------------------------------|------|-------------------------------|
| <strong>CANOPY TREE</strong>      |      |                               |
|                                   | AS   | Southern Sugar Maple          |
|                                   | QS   | Shumard Red Oak               |
|                                   | QV   | Live Oak                      |
|                                   | UC   | Cedar Elm                     |
|                                   | UP   | Lacebark Elm                  |
| <strong>ORNAMENTAL TREES</strong> |      |                               |
|                                   | LI   | Natchez Crape Myrtle          |
|                                   | VC   | Shoal Creek Chaste Tree       |
| <strong>SHRUBS</strong>           |      |                               |
|                                   | MP   | Dwarf Wax Myrtle              |
| <strong>GROUND COVERS</strong>    |      |                               |
|                                   | --   | Decomposed Granite (DG)       |
|                                   | --   | Bermuda Grass (Sod)           |
| <strong>OTHER</strong>            |      |                               |
|                                   |      | Existing Tree To Be Preserved |



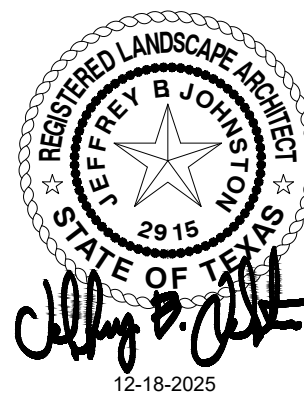
0 30' 60'  
SCALE: 1" = 30'

DESIGNED: GAM, MJR  
CHECKED: CMK  
DRAWN: GAM, MJR

INITIAL ISSUE:  
REVISIONS:

PREPARED FOR:

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**PLANTING PLAN (5 OF 8)**

**2.06**

SHEET NUMBER:

DATE: 12-22-2025



SECTION 32 9300 - LANDSCAPE PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

- A. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

- A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:
- Planting (trees, shrubs and grasses)
  - Bed preparation and fertilization
  - Notification of sources
  - Water and maintenance until final acceptance
  - Guarantee

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) - plant material
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- C. Association of Nurserymen, Grades and Standards
- D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- A. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel and crushed stone. Samples shall be approved by Owner's Authorized Representative before use on the project.

1.5 JOB CONDITIONS

- A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (4.5") inches below final finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

- A. Maintenance:
- The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.
  - Maintenance shall include watering of trees and plants, cultivation, weeding, spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
  - A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to receiving acceptance.
- B. Guarantee:
- Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
  - Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
  - At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
  - When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.
  - The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
  - The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
  - Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.
- C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting. In the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense to the Landscape Contractor.

1.7 QUALITY ASSURANCE

- A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.
- B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- C. Selection of Plant Material:
- Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will ensure the purchased materials will meet and / or exceed project specifications.
  - Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.
  - Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
  - Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions, do not measure from branch or root tip-to-tip.
  - Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar / variety size and quality.
  - Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and latent defects.
  - Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Preparation:
- Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape and future development.
  - Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.
- B. Delivery:
- Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.
  - Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
  - Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
  - Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
  - Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.
  - Remove rejected plant material immediately from job site.
  - To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

- A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Owner's Authorized Representative and his decision as to their acceptability shall be final.
- B. Quantities: The drawings and specifications are complementary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae, and are to be of specimen quality.
- D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as specified at no additional cost to the Owner.

- E. Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk and diameter requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with a broken root ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball. (Nomenclature confirms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)
- F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

- A. Sandy Loam:
- Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
  - Physical properties as follows:
    - Clay - between 7-27 percent
    - Silt - between 15-25 percent
    - Sand - less than 52 percent
  - Organic matter shall be 3%-10% of total dry weight.
  - If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.
- C. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
- D. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown.
- E. Organic Fertilizer: FertiLid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
- F. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulfur and 4% iron, plus micronutrients.
- G. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.
- 2.3 MISCELLANEOUS MATERIALS
- A. Steel Edging: 1/8" x 4" x 16" - dark green, DURAEDEGE® steel landscape edging manufactured by The J.D. Russell Company under its trade name DURAEDEGE Heavy Duty Steel.
- B. Staking Material for Shade Trees: refer to details.
- C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.
- D. Filter Fabric: "Mirafi Mirascape" by Mirafi Construction Products or approved equal.
- E. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed earth base.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

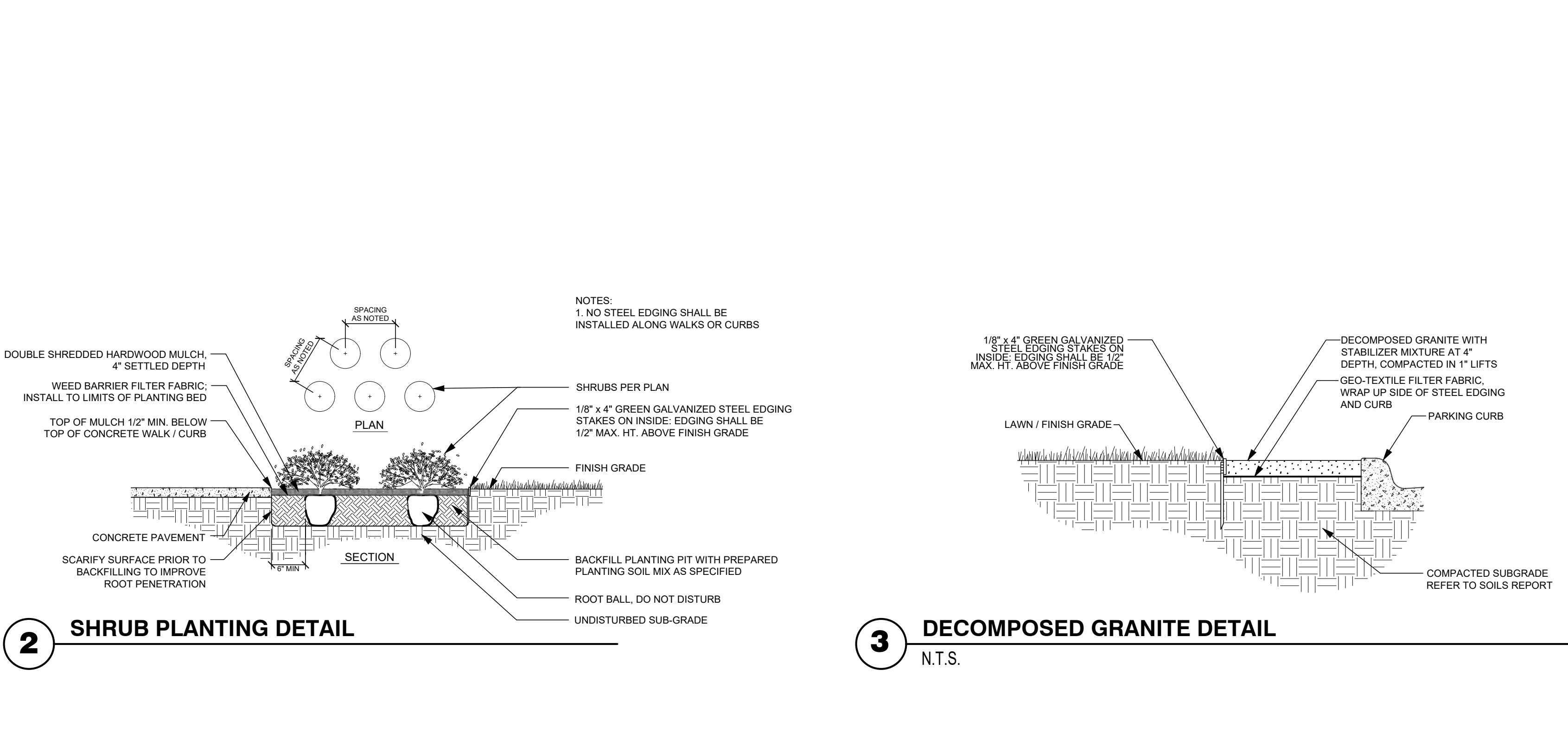
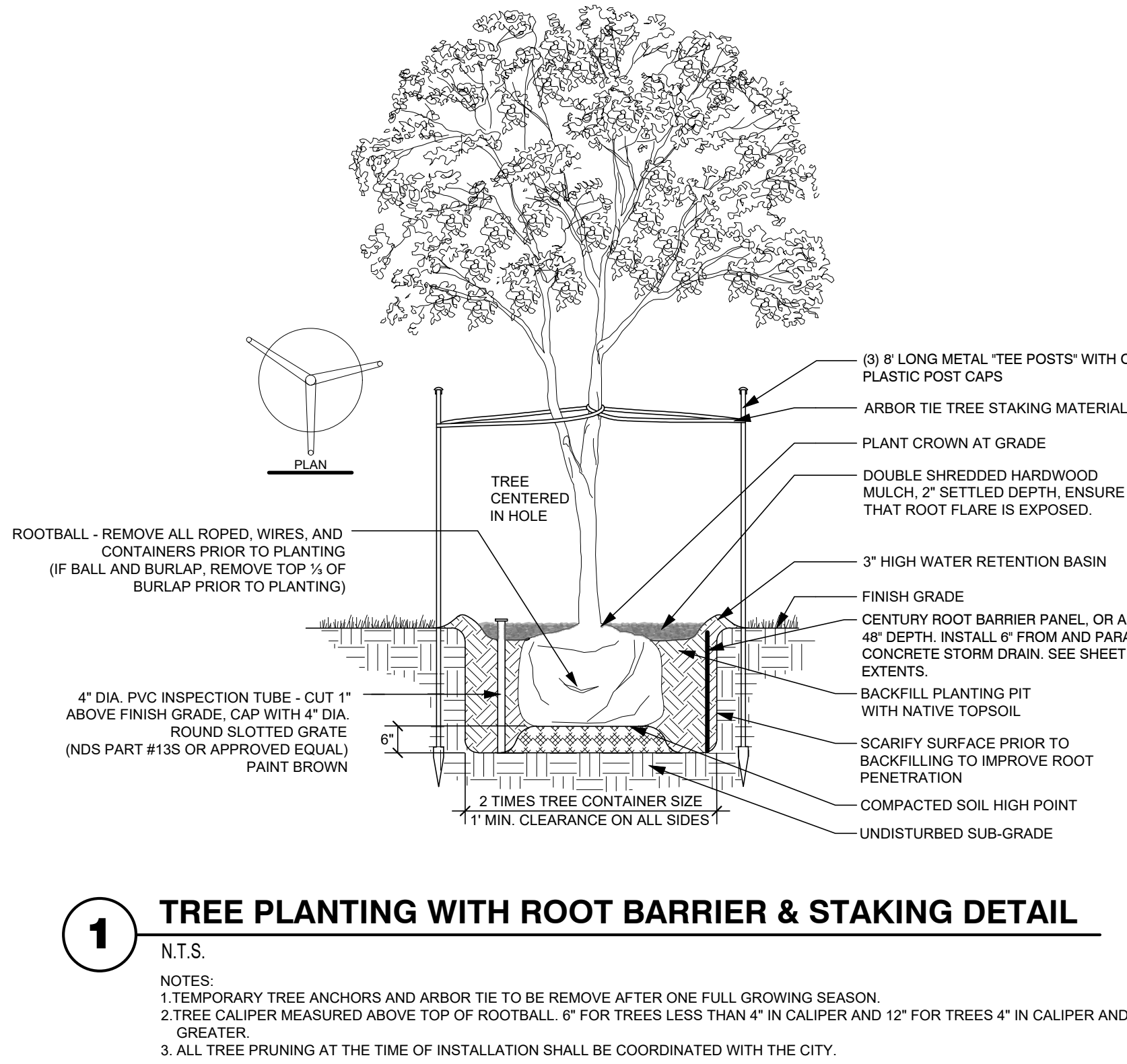
- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- B. All planting areas shall be conditioned as follows:
- Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per Manufacturer's recommendations. Add six (6") inches of compost and fill into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
  - All planting areas shall receive a four (4") inch layer of specified mulch.
  - Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.
- C. Grass Areas:
- Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.

3.2 INSTALLATION

- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

- B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- C. Position the trees and shrubs in their intended location as per plan.
- D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.
- E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.
- F. Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over three-quarter (3/4") inch in diameter. Plants should be thoroughly moist before removing containers.
- G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.
- H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect if the percolation test fails.
- I. Backfill only with native soil. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1 of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root bound, if so follow standard nursery practice of root scoring.
- J. Do not wrap trees.
- K. Do not over prune.
- L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.
- M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.
- N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3) feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.
- O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.
- P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.
- Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.
  - Pruning shall be done with clean, sharp tools.
  - Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.
- Q. Steel Curbing Installation:
- Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
  - All steel curbing shall be free of kinks and abrupt bends.
  - Top of curbing shall be 1" maximum height above final finished grade.
  - Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
  - Do not install steel edging along sidewalks or curbs.
  - Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

END OF SECTION

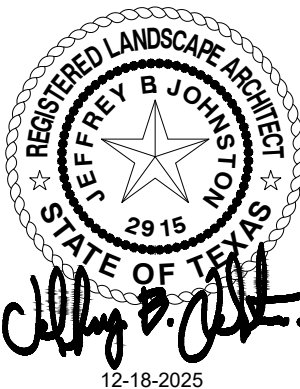


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**PLANTING  
SPECIFICATIONS AND  
DETAILS**

SHEET NUMBER:

**2.10**

DATE: 12-22-2025